

London SW11 - 80 Battersea Rise, Wandsworth SW11 1EH
Freehold Vacant Retail & Residential Investment with Development Potential



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



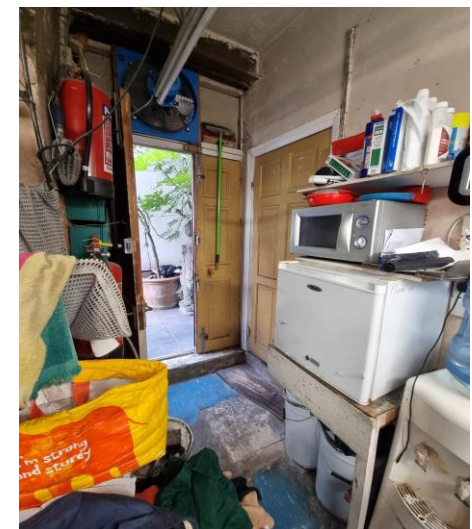
London SW11 - 80 Battersea Rise, Wandsworth SW11 1EH

Freehold Vacant Retail & Residential Investment with Development Potential



Investment Consideration:

- Purchase Price: £999,000
- Vacant possession
- ERV: £66,000 p.a. GIY: 6.61%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop (Class E) and self-contained 3-bed flat above
- Shop is currently operating as Dry Cleaners
- In same ownership for 45 years
- Located on busy Battersea Rise (A3) within short walk to Clapham Junction Station
- Occupiers nearby includes, pharmacy, bars, restaurants/takeaway, bookmakers and more.



London SW11 - 80 Battersea Rise, Wandsworth SW11 1EH

Freehold Vacant Retail & Residential Investment with Development Potential



Property Description:

An end-of-terrace three storey building comprising ground floor shop and 3-bedroom self-contained flat at first/second floor, providing the following accommodation and dimensions:

Retail Shop: 65 sq m (700 sq ft)

Reception, Open plan retail, Kitchenette, WC

Residential Flat: 109 sq m (1,197 sq ft)

First Floor: Landing, Open Plan Kitchen, Living Room, Bathroom

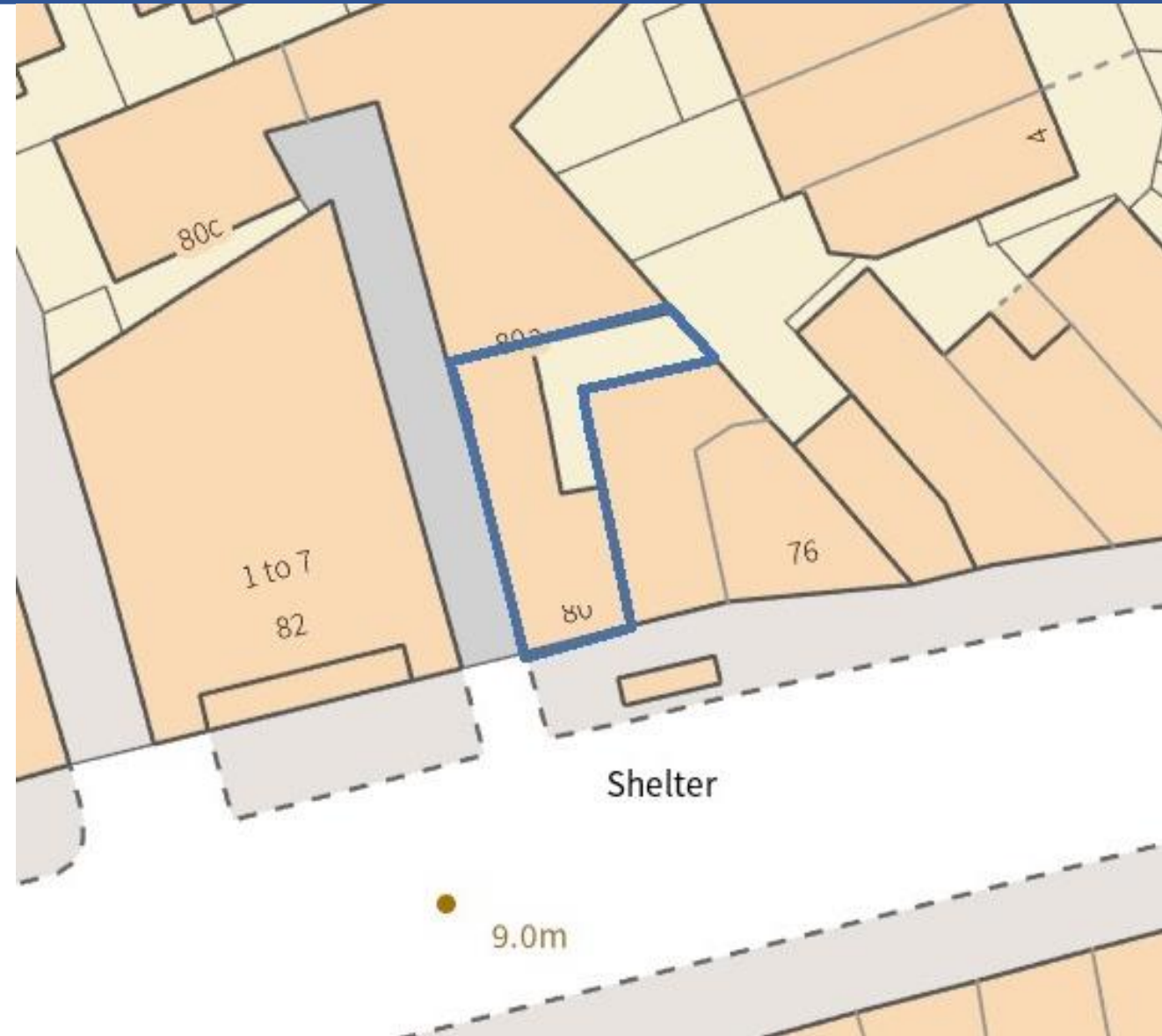
Second Floor: Master Bedroom, Double Bedroom, Single Bedroom

Total NIA: 164 sq m (1,797 sq ft)

Tenancy:

The entire property is at present vacant. Total ERV: £66,000 p.a.

Retail shop ERV: £36,000 p.a. Residential flat ERV: £30,000 p.a.



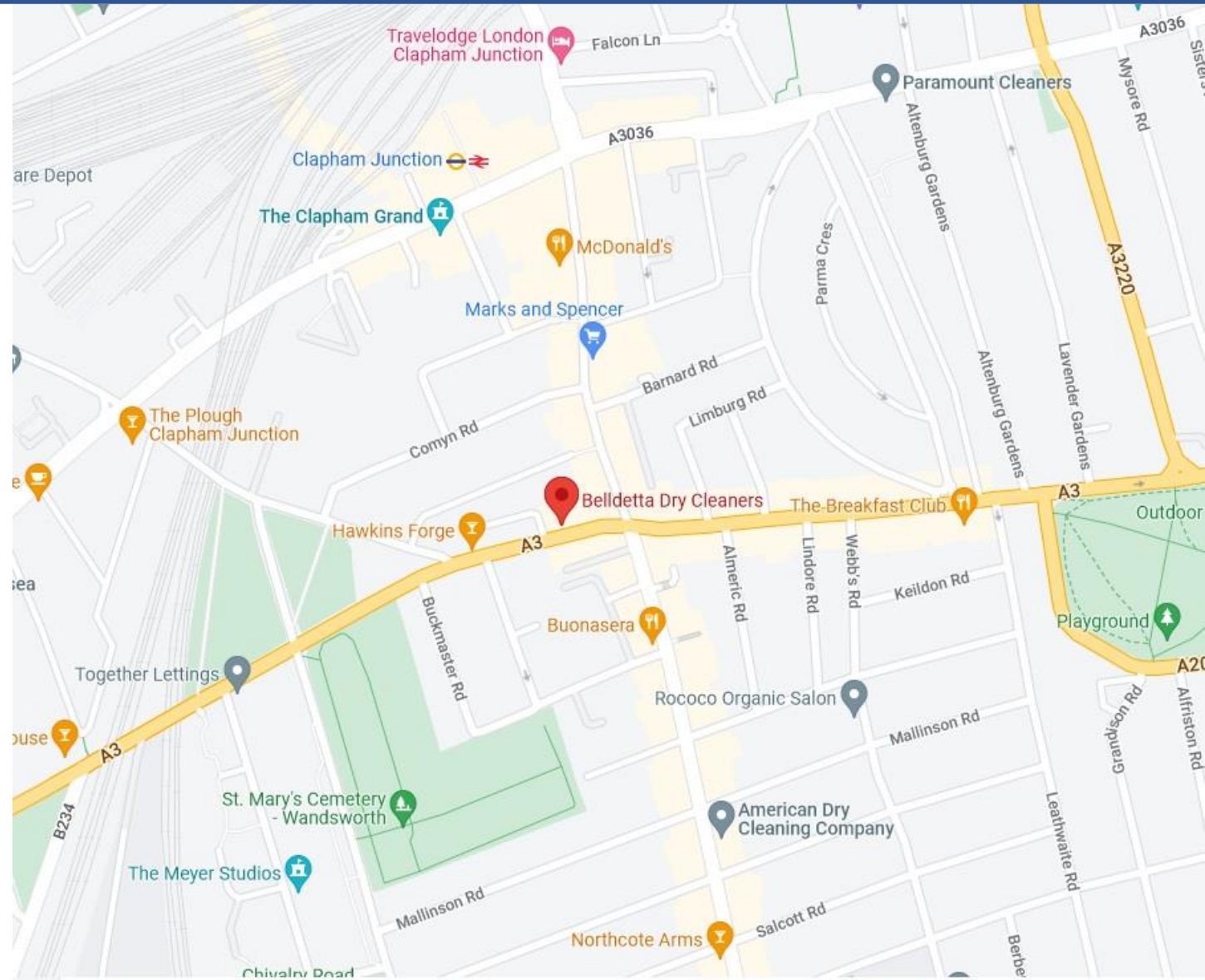
London SW11 - 80 Battersea Rise, Wandsworth SW11 1EH

Freehold Vacant Retail & Residential Investment with Development Potential



Location:

The property is centrally located on Battersea Rise, next to the famous Northcote Road, seconds from a fantastic selection of shops, restaurants and bars. Clapham Junction Station is a short walk away, providing direct links to Victoria and Waterloo Stations, along with great bus transport links to number of famous London destinations. Occupiers nearby includes restaurants/takeaway, pharmacy, bars, bookmakers and many more.



London SW11 - 80 Battersea Rise, Wandsworth SW11 1EH

Freehold Vacant Retail & Residential Investment with Development Potential

Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Prash Jaitley – Managing Partner
M: +44(0)79618 53166
E: prash@bluealpine.com



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

Address:

Blue Alpine Partners Limited

Trading Address: 83c Ashley Gardens, Thirleby Road, London, SW1P 1HG

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.